

August 27, 2022

The Honorable Gib Coerper
Mayor City of Alachua
5100 NW Terrace
Alachua, Florida 32615

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for The City of Alachua (Amendment No. 22-04ESR) received on July 28, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Adrian Youngl, Planning Analyst, by telephone at (850) 717-8515 or by email at Adrian.young@deo.myflorida.com.

Sincerely,



Barbara Powell, Regional Planning Administrator
Bureau of Community Planning and Growth

BP/ay

Enclosure(s): Procedures for Adoption

cc: Kathy Winburn, Planning and Community Development Director, Alachua City
Scott R. Koons, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities.
(Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Zimbra

ad_hall@cityofalachua.org

FW: Alachua city 22-04ESR Proposed

From : Kathy Winburn <kwinburn@cityofalachua.org>

Mon, Aug 29, 2022 09:11 AM

Subject : FW: Alachua city 22-04ESR Proposed 1 attachment**To :** Justin Tabor <jtabor@cityofalachua.org>, ad hall
<ad_hall@cityofalachua.org>

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]**Sent:** Friday, August 26, 2022 4:53 PM**To:** kwinburn@cityofalachua.com; dcpexternalagencycomments@deo.myflorida.com**Cc:** Plan_Review**Subject:** Alachua city 22-04ESR Proposed

To: Ms. Kathy Winburn, AICP, Planning and Community Development Director

Re: Alachua city 22-04ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department offers the following technical assistance:

The Florida Springs and Aquifer Protection Act (Sections 373.801-.813, F.S.) identifies and outlines actions DEP must take to address and restore impaired Outstanding Florida Springs (OFS). The Act provides OFS special protection by prohibiting certain activities in their vicinity, especially in the area of the Priority Focus Area (PFA) if identified in the BMAP. The location of the amendment site is within the springshed boundaries of the Santa Fe River BMAP and the Hornsby PFA, and activities associated with this project have the potential to impact water quality. Appropriate measures should be taken to minimize any potential nutrient loadings to the spring(s), including the proper treatment and disposal of wastewater and stormwater. Any additional loading to the basin will be evaluated during future updates to the BMAP and may require additional restoration actions by the City if deemed necessary.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender (**name AND email address**) and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

August 16, 2022

Kathy Winburn, AICP
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, FL 32616

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (22-4ESR)

Dear Ms. Winburn,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 22-4ESR.

The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 51.7 acres, located on the south side of Peggy Road, east of I-75. The amendment changes the land use from Alachua County Agriculture and Rural/Agriculture to City of Alachua Moderate Density Residential. The existing land uses allows a total of 11 dwelling units while the proposed land use allow 206 dwelling units.

As proposed, the amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance. We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the amendment, along with the supporting data and analysis be transmitted to the FDOT upon its adoption.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,

Brian Austin
Transportation Planner
FDOT District Two



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

August 31, 2022

Ms. Kathy Winburn, AICP
Director of Planning and Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616-0009

RE: Regional Review of City of Alachua Comprehensive Plan
Draft Amendment Ordinance Number 22-18
DEO No. 22-4ESR

Dear Kathy:

At its regularly scheduled meeting held August 25, 2022, the Council reviewed the above-referenced item. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Lauren Yeatter, AICP, Senior Planner, at 352.955.2200, extension 113.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity

v:\alachua, city of\ca 22-4esr.txt\ca 22-4esr.txt.ltr.docx

Dedicated to improving the quality of life of the Region's citizens,
by enhancing public safety, protecting regional resources,
promoting economic development and providing technical services to local governments.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 8/25/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 120
Local Government: City of Alachua
Local Government Item No.: Ord. No. 22-18
State Land Planning Agency Item No.: 22-4 ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies approximately 51.7 acres from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential (City) (See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located adjacent to Interstate 75, which is identified and mapped in the regional plan as part of the Regional Road Network. However, the staff report states that there are no transportation facilities that would be deficient as a result of this amendment. Therefore, adverse transportation impacts to the Regional Road Network are not anticipated as a result of the amendment.

The subject property is located in an Area of High Recharge Potential to the Floridan Aquifer and a Stream-to-Sink Watershed area, identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Council Action: At its August 25, 2022 meeting, the Council voted to adopt this report.

Yes X No
Not Applicable

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

July 28, 2022

RESPONSE VIA E-MAIL ONLY

Ms. Kathy Winburn, AICP
Director
City of Alachua
Planning and Community Development
Post Office Box 9
Alachua, Florida 32616

RE: Clay Sweger

Dear Ms. Winburn:

Thank you for submitting Alachua City's proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 22-04ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than August 27, 2022.

If you have any questions please contact Donna Harris, Plan Processor at (850) 717-8491 or Barbara Powell, Regional Program Administrator, who will be overseeing the review of the amendments, at (850)717-8504.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/dh

cc: External Agencies

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | www.Twitter.com/FLDEO | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

July 28, 2022

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity (DEO)
Division of Community Planning
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

RE: TRANSMITTAL OF PROPOSED COMPREHENSIVE PLAN AMENDMENT PURSUANT
TO THE EXPEDITED STATE REVIEW PROCESS

CITY OF ALACHUA ORDINANCE 22-18

Dear Mr. Eubanks:

Enclosed please find a proposed Comprehensive Plan Amendment (the "Amendment") and supporting data and analysis, submitted through the Florida Department of Economic Opportunity's electronic amendment submittal portal pursuant to the Expedited State Review Process as set forth in Section 163.3184(3), Florida Statutes.

The City of Alachua Planning and Zoning Board, serving as the City's Local Planning Agency (LPA), held a public hearing on the Amendment on July 12, 2022 and recommended approval to the City Commission. On July 25, 2022, the City of Alachua City Commission held a public hearing on the Amendment and approved the transmittal of the Amendment pursuant to the Expedited State Review Process.

This transmittal includes one (1) Amendment to the City of Alachua Comprehensive Plan, as described below. The Amendment is not within an area of critical state concern, a rural land stewardship area, or an area subject to a sector plan. The City of Alachua anticipates the adoption hearing for the Amendment will be held in September 2022.

This transmittal includes:

1. Ordinance 22-18: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large-Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7-acre subject property.

I certify that the complete amendment package including supporting data and analysis was transmitted on July 28, 2022 to the following agencies: The Florida Department of Environmental Protection; the Florida Department of Transportation - District 2; the Florida Department of State; the North Central Florida Regional Planning Council; the Department of Economic Opportunity, Bureau of Economic Development; the Suwannee River Water Management District; the Department of Education; Alachua County; the School Board of Alachua County; the City of Gainesville; and the City of High Springs. As such, the proposed amendment has been submitted to all parties required by Chapter 163.3184(3)(b), Florida Statutes.

The name, title, address, e-mail, telephone number, and fax number of the local contact person is:

Ms. Kathy Winburn, AICP,
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, FL 32616
kwinburn@cityofalachua.com
office: (386) 418-6100 ext. 1601
fax: (386) 418-6130

If you have any questions regarding this transmittal, please contact Ms. Kathy Winburn, AICP, Planning and Community Development Director.

Respectfully,



Mike DaRoza
City Manager

ENCLOSURES

cc (full packet [electronic copy in PDF format]):

Shane Andrew, Superintendent, Alachua County Public Schools
Brian Austin, Transportation Planner, Florida Department of Transportation, District 2
Cynthia Curry, City Manager, City of Gainesville
Missy Daniels, AICP, Growth Management Director, Alachua County
Ben Glass, Community Affairs Manager, Suwannee River Water Management District
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council
Michele L. Lieberman, County Manager, Alachua County
Debbie Matchett, Facilities Department, Alachua County Public Schools
Timothy A. Parsons, Ph.D., Preservation Officer, Bureau of Historic Preservation, Florida Department of State
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection
Morgan Runion, AICP, Office of Educational Facilities, Florida Department of Education
Ashley Stathatos, City Manager, City of High Springs

cc (letter only):

Mayor and City Commission (*by electronic mail*)
Marian B. Rush, City Attorney (*by electronic mail*)
Kathy Winburn, AICP, Planning and Community Development Director (*by electronic mail*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)